

TO: Planning Commission

FROM: Kinsey O'Shea, AICP, Town Planner *KC for KO*

TITLE: RZN19-0001/ORD 1892-Request to rezone 5.550 acres in the R-5 Transitional Residential and GC General Commercial zoning districts to PR Planned Residential zoning district on North Main Street, Montgomery Street and Broce Drive (Tax Map Nos. 226-20 9-11; 226-A 284-290; 226-A 293; 226-3 1-4) for the development of a mixed use student-oriented multi-family and commercial development by John Neel of Gay and Neel, Inc. (applicant) for Landmark Properties, Inc. (contract purchaser).

DATE: May 31, 2019

On Friday, May 31, 2019, the applicant sent an email to staff requesting that the June 4, 2019 Public Hearing be cancelled and rescheduled for July 2, 2019. The applicant would like to discuss several items at the work session at 6:00 pm on Tuesday June 4, 2019, and cover remaining traffic and transportation items at the June 18, 2019 work session.

At the May 21, 2019 Planning Commission Work Session, there was discussion regarding several aspects of the revised application, plan, and proffer statement that were submitted on May 3, 2019. In general, the topics focused on were:

- Additional traffic and transportation analysis
- Concerns about building scale and massing, setbacks and buffering, and context in the neighborhood
- Clarification of setbacks and request to allow open space to be located within setbacks
- Signage
- Buffering and Landscaping

After the work session discussion, there were still several items that needed additional information and discussion prior to holding a public hearing. Town staff met with John Neel onsite on Friday, May 24, 2019 to discuss modifications to the buffer yard that accommodated the existing white pine trees on the neighboring properties. Staff also discussed with Mr. Neel the remaining items needed from the work session conversation, and stated that anything received by Friday, May 24 could be reviewed by staff ahead of the June 4, 2019 work session and public hearing. In response to the Planning Commission work session discussion and meeting with staff, at 6:00 pm on Friday, May 24, 2019, the applicant provided additional information/design changes regarding:

- Revised signage text language and sign plan
- Request to allow open space to be located within the setbacks, and clarification that the building setback is 10' from the property lines
- Additional information regarding location of transformers, and screening for adjacent properties
- Revised buffer yard layout including 8' privacy fence and evergreen landscaping to fill the gap between the top of the fence and the height of the lower limbs on the adjacent properties' existing white pine trees

- Broce Drive fire access lane changed to open cell pavers with grass
- Plan for interior courtyard at Auburn, which the applicant states is of similar size
- Revised proffer statement eliminating Juliet balconies

The applicant submitted additional information at 9:30 pm on Tuesday, May 28, 2019:

- Additional information regarding NGBS Bronze certification
- Revised traffic analysis *****this is not being discussed at the June 4, 2019 work session, and is not included in this packet*****
- Architectural elevations with elimination of Juliet balconies
- Graphic depicting the height of the parapet wall behind the homes at 107, 109, and 111 Broce Drive

The applicant submitted additional information at 3:00 pm on Thursday, May 30, 2019:

- Right-of-way exhibit showing impacts to right-of-way for road widening to accommodate turn lanes *****this is not being discussed at the June 4, 2019 work session, and is not included in this packet*****
- Location of existing fire hydrants for review by the Fire Code Official to ensure that adequate fire service is provided *****This exhibit is not included in this packet, and no response from the Fire Code Official has been received to date*****

As staff and the Town's traffic consultant has not had adequate time to review the resubmitted traffic and transportation information, there will be no discussion of these topics at the June 4, 2019 Planning Commission Work Session. These items will be discussed at the June 18, 2019 work session prior to the rescheduled July 2, 2019 public hearing. To date, staff has requested floor plans of the units and a fully revised text application that incorporates all the additional and revised information that has been provided. These two items have not yet been received.

The items for discussion at the June 4, 2019 work session include:

- Signage
- Architectural elevations, balconies, interior courtyard, neighborhood compatibility, green building standards
- Revised buffer yard and screening
- Request to modify use and design standard for open space (§4328(a)(5))

Planning Commission may also benefit from bringing the April 12, 2019 staff report and May 27, 2019 staff update memo to the June 4, 2019 work session.

ATTACHMENTS

1. Email from applicant dated May 31, 2019, requesting cancellation of June 4, 2019 public hearing
2. Cover email dated May 24, 2019 from the applicant outlining changes, with attachments:
 - a. Request for modification to use & design standards for open space
 - b. Revised master plan dated 5/23/19
 - c. Updated and revised signage text
 - d. New architectural elevations showing signage with specific square footages of signage allowed (A4-01 & A4-02)
 - e. Example of Sim-Tek screening fence

- f. Interior courtyard plan for The Standard at Auburn
 - g. Revised proffer statement
- 3. Cover email dated May 28, 2019 from applicant outlining additional items received:
 - a. NGBS Bronze certification narrative
 - b. Revised traffic impact analysis *****not included in this packet*****
 - c. Revised architectural elevations
 - d. Views from Broce Drive

From: [John Neel](#)
To: [Kinsey O'Shea](#); [Ellen Rodgers](#)
Cc: [Kali Casper](#); [Kasey Thomsen](#)
Subject: RE: thoughts on schedule?
Date: Friday, May 31, 2019 9:29:05 AM

Kinsey – I apologize I have not got back to you sooner. Here's what we'd like to do since the TIA review will not be complete in time for our public hearing on the 4th.

- Continue to have the work session on the 4th to discuss any lingering planning issues and the minor revisions we've provided.
- Table the June 4th public hearing for the Planning Commission.
- Hold a work session on June 18th for review of the traffic and any final unresolved planning issues.
- Hold a Planning Commission Public Hearing on July 2nd.

Please let me know if this is okay with the TOB staff.

Thanks,
John

John T. Neel

jneel@gayandneel.com

(540) 239-8174 (cell)

(540) 381-6011 (office)

From: Kinsey O'Shea <KOShea@blacksburg.gov>
Sent: Friday, May 31, 2019 9:12 AM
To: John Neel <jneel@gayandneel.com>; Ellen Rodgers <erodgers@waengineering.com>
Cc: Kali Casper <KCasper@blacksburg.gov>; Kasey Thomsen <KThomsen@blacksburg.gov>
Subject: thoughts on schedule?

Hi all,

We need to know sooner rather than later, what you all want to do regarding the schedule for the Standard. We will need to make any changes to the worksession and/or public hearing agenda before 11:00 today. I will be leaving the office for the day at 1, and would need to have my memo ready to go out by about 11-12 as well.

Please let me know at your earliest convenience what your thoughts are.

Kinsey O'Shea, AICP, ENV SP
Town Planner, Current Development and
Development Administration

Town of Blacksburg Planning & Building

www.blacksburg.gov

koshea@blacksburg.gov

540.443.1300

Kali Casper

From: John Neel <jneel@gayandneel.com>
Sent: Friday, May 24, 2019 6:06 PM
To: Kinsey O'Shea; Kali Casper; Anne McClung
Cc: Ellen Rodgers; Randy Formica; Joshua Middleton; Jay Clapp; Andrew Costas; Sherry Sadai; Stephen Moriak; Jon Williams; Jason Doornbos; Sarah Weir
Subject: The Standard at Blacksburg - PC Work Session Follow-Up(JN2907.00)
Attachments: 2019-05-24_The Standard Proffer Statement.pdf; 2019-05-24_Open Space Waiver Request.pdf; 2907_Preliminary_Site_Layout_05-24-19.pdf; Simtek fence.JPG; COURTYARD #2 & #3 PLANS.PDF; Signage PRD Revision.pdf; 2019 05-24 Blacksburg Elevations - Signage.pdf

All – Please find attach materials to incorporate into the PRD application for the Standard. Attached you will find:

- Letter requesting a waiver to the Open Space standard that does not allow Open Space to be counted within building setbacks.
- Revised Master Plan Drawing illustrating several changes:
 - Full 10' building façade setback.
 - Note about the transformers – we also labeled them and added screening for the adjacent property on Montgomery Street.
 - After communication with the Fire Marshall, we have revised the Broce Drive Fire Access lane to be constructed with open cell concrete grass pavers.
 - Revised buffer yard design along the property line shared with the neighboring properties on Broce Drive. This revision was reviewed in the field on site with Town Staff and will allow for the preservation of neighboring mature trees along the shared property line while also enhancing the natural screening with evergreen shrubs reaching a height of 10'-12'.
 - Provision for an 8' high Simtek privacy fence along the entire length of the Broce Drive properties as well as a majority of the side property line of 103 Broce Drive.
- Signage Section has been revised and is attached.
 - Illustrative elevation plan for signage
 - Narrative Revision
- Courtyard plan for The Standard at Auburn. This project is currently under construction and is enclosed on all sides by a 6-story structure. Very similar in size.
- Revised Proffer Statement that adds a proffer prohibiting balconies on the property lines adjacent to neighboring properties on Broce Drive.

We will be submitting the following items early next week:

- Revised Architectural Elevations that eliminate the Juliet Balconies on the building facades adjacent to the neighboring properties on Broce Drive. This will be the only revision to the Architectural Elevations.
- Architectural rendering illustrating the relationship between The Standard and the existing rental properties on Broce Drive.
- Additional information on the NGBS Bronze Certification program.
- TIA Revised based on conference call this morning with RKA, WRA, TOB, and W&A.

I am confident this can keep us on track for the June 4th PC Public Hearing. Do not hesitate to call and/or email me with any questions or concerns you may have.

Thanks,
John

May 24, 2019

Ms. Kinsey O'Shea
Town of Blacksburg
400 South Main Street
P.O. Box 90003
Blacksburg, VA 24062-9003

RE: The Standard at Blacksburg
Open Space Waiver Request
Job No. 2907.0

Dear Ms. O'Shea:

Please consider this letter as the formal request for a waiver that the proposed 10' building façade setback to also be allowed to count towards the project's total open space. This request would not include areas where the building façade is at the setback. See the Master Plan submitted with the proposed PRD.

Please do not hesitate to call and/or email me with any questions or concerns you may have.

Sincerely,
Gay and Neel, Inc.


John T. Neel, P.E.
President

cc: Mr. Andrew Costas

JTN/scw

SITE DATA:

TOTAL AREA = 241,758.00 SF (5.550 AC.)

ZONING:
EXISTING: GC & R-5
PROPOSED: PRD

MAXIMUM LOT COVERAGE = 85.0% (205,494.30 SF)
LOT COVERAGE PROVIDED = 83.5% (201,909.38 SF)

OPEN SPACE REQUIRED = 20.0% (48,351.60 SF)
OPEN SPACE PROVIDED = 21.7% (52,450 SF)
(INCLUDES 32,531 SF OF EXERCISE,
CLUBROOM, POOL AND AMENITY AREAS)

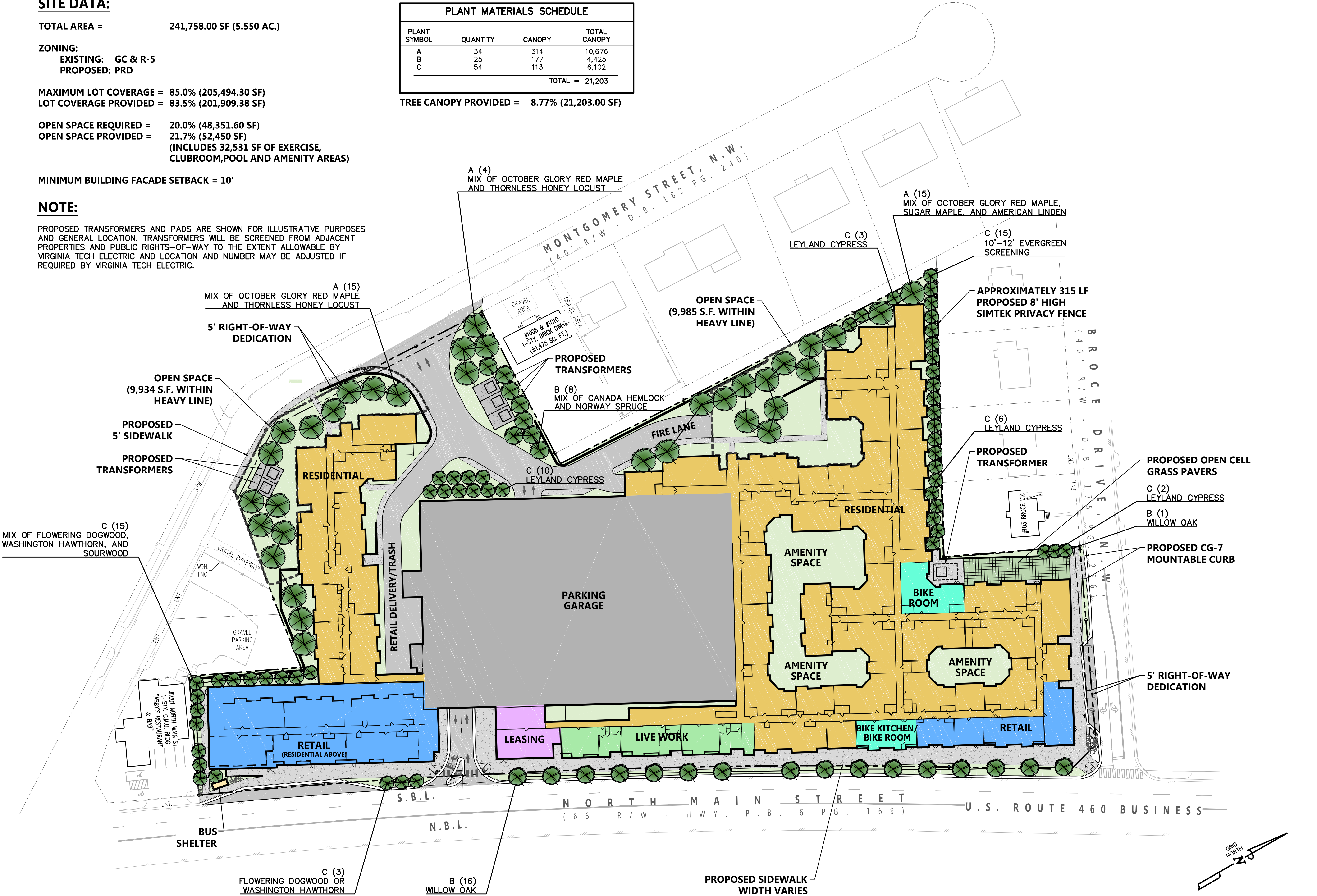
MINIMUM BUILDING FACADE SETBACK = 10'

NOTE:

PROPOSED TRANSFORMERS AND PADS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND GENERAL LOCATION. TRANSFORMERS WILL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY TO THE EXTENT ALLOWABLE BY VIRGINIA TECH ELECTRIC AND LOCATION AND NUMBER MAY BE ADJUSTED IF REQUIRED BY VIRGINIA TECH ELECTRIC.

PLANT MATERIALS SCHEDULE			
PLANT SYMBOL	QUANTITY	CANOPY	TOTAL CANOPY
A	34	314	10,676
B	25	177	4,425
C	54	113	6,102
TOTAL			21,203

TREE CANOPY PROVIDED = 8.77% (21,203.00 SF)



REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PI	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	JWM/MBL

ISSUE DATE

05/23/2019
GNI JOB NO.
2907.0
SHEET TITLE
PRELIMINARY SITE PLAN
SHEET NUMBER
C2-00

10. Signs

Signage for the project shall be in accordance with the requirements outlined in Division 5. – Signs of the Code of the Town of Blacksburg, Virginia in effect at the time of this submittal with the following revisions:

- Section 5521(e):

- For individual buildings occupied by one (1) or more establishments, including shopping centers, a maximum of one hundred twenty (120) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage per façade may be allowed, except that for the façades described below shall be in accordance with the following standards:
 - A maximum of two hundred forty (240) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the Main Street façade (south building elevation) of the 2-story retail space located near the Montgomery Street and North Main Street intersection.
 - A maximum of (20) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the Main Street façade (south building elevation) for each of the live/work units.
 - A maximum of one hundred eighty (180) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the Main Street façade (south building elevation) of the 1-story retail space located near the Broce Drive and North Main Street intersection.
 - A maximum of three hundred (300) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the Main Street façade (south building elevation) of the residential building, including the leasing office and parking garage entrance.
 - A maximum of one hundred twenty (120) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the Broce Drive façade (east building elevation) of the 1-story retail space located near the Broce Drive and North Main Street intersection.
 - A maximum of one hundred (100) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the Broce Drive façade (east building elevation) of the residential building.
 - A maximum of thirty (30) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the Montgomery Street façade (west building elevation) for the 2-story retail space located near the Montgomery Street and North Main Street intersection.
 - A maximum of sixty (60) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the west elevation of the Montgomery Street facing facade for the residential building.
 - A maximum of one hundred fifty (150) square feet of attached, suspended, awning, cabinet, v-shaped, or projecting signage may be allowed on the western façade of the building facing Montgomery Street for the residential building.
- In any event, no building facade shall be covered by signage that exceeds the maximum percentage allowed.
- Section 5522 shall be deleted in its entirety.
- The proposed artwork on the building shall be excluded from the signage calculations and therefore will not count against the maximum allowable signage for the project.

Residential signage

Conceptual signage locations for the residential portion of the building are generally outlined on the Architects elevations (plan sheets A4-01 and A4-02 in this submittal). The elevations depict blade signage, canopies, awnings, and projecting signage but other types allowed by the town may be incorporated as the plans develop. The locations may vary some when the final signage plan and Architectural Construction Documents are submitted for permitting, but will generally match what is shown here.

- The Main Street façade called out as south building elevations on A4-01 depict:
 - ±40 sf blade sign at the southern end of the building (note that this sign is depicted in the Montgomery Street elevations, but is included in the Main Street calculations as it is attached to that façade),
 - ±30 sf for the parking garage entrance identification sign,
 - ±30 sf for project signage at the parking garage entrance,
 - ±30 sf for the leasing office sign,
 - ±20 sf for signage mounted to the building at the stairwell right of the live/work units.
 - ±50 sf for the signage mounted to the building near the Broce Drive intersection.
 - The remaining signage allowance for this facade is intended to be used for additional project identification and wayfinding signage that will be identified as the project construction plans are developed.
- The Broce Drive façade called out as east building elevation on A4-01 depict:
 - ±50 sf sign for the residential development near the intersection with Main Street.
 - It is not intended to install large project signage behind the Broce Drive residential buildings, although smaller wayfinding signs may be identified and proposed as the construction plans are developed.
 - The remaining signage allowance for this facade is intended to be used for additional project identification and wayfinding signage that will be identified as the project construction plans are developed.
- The Montgomery Street façade called out as west building elevation on A4-02 depict:
 - ±30 sf sign for the residential development near the intersection with Main Street.
 - The remaining signage allowance for this facade is intended to be used for additional project identification and wayfinding signage that will be identified as the project construction plans are developed.
- The Montgomery Street façade called out as north building elevations on A4-02) depict:
 - ±30 sf for the parking garage entrance identification sign,
 - ±30 sf for the signage mounted to the building above the 2 story retail space.
 - ±30 sf for the signage mounted to the building near the parking garage.
 - The remaining signage allowance for this facade is intended to be used for additional project identification and wayfinding signage that will be identified as the project construction plans are developed.

As previously discussed, it may be determined that additional project identification or wayfinding signage is needed as the construction plans are developed. This will likely include signs that direct pedestrians to the leasing office, bike room/kitchen, various entrances to the building, drivers to the loading/delivery area, etc. Sign areas will vary depending on location and information they are to convey, but will generally be smaller signs mounted at the pedestrian level.

Retail signage

Conceptual signage locations for the retail portions of the building are generally outlined on the Architects elevations (plan sheets A4-01 and A4-02 in this submittal) and the figure below. The

Although there is a preference to have one large tenant fill the two-story retail space on Main Street, it is possible that it could be divided and leased to several tenants. The signage area listed in the proposed ordinance revision text above is based on allowing 30 sf of signage area for each of the retail “bays” on the Main Street and Broce Drive facades. For the purposes of this narrative, the term “bay” refers to the space between each section of storefront windows which provide the natural break for demising walls if multiple tenants occupy the retail space. A few examples of how this could be divided are illustrated below.



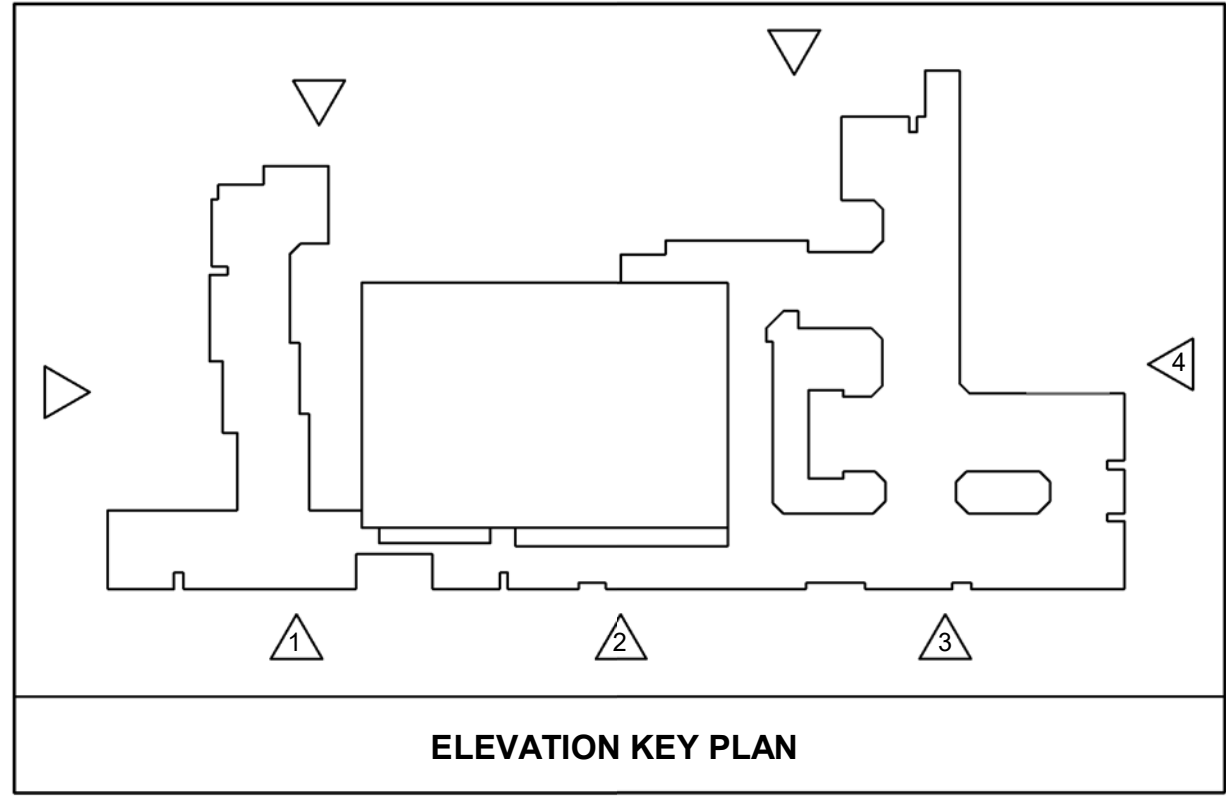
Tenant bays 3-8 have a general area 19' x 5'-9" for signage. Example 3 illustrates a double row of text within a 30 sf area (12 ft x 2.5 ft). Example 5 illustrates a sign with text and a symbol included within the continuous perimeter outlining the 30 sf maximum area. Example 6 illustrates signage for one tenant in multiple bays. In this example one tenant occupies three bays and has 90 sf of allowable signage for their frontage. In this example, there is a large sign (60 sf) with the tenant name over the main entrance. The remaining signage area is split between the side bays. This is similar to how grocery stores generally have a larger sign with the store name on it and smaller signs with "pharmacy" or "bakery" to the sides. If one tenant occupied all eight bays in the 2-story retail space, then they would have the full 240 sf of allowable signage area for this space to be allocated at each bay. It should be noted that while the tenants will be given a maximum allowable area for signage they are under no obligation to use the full amount for their bay(s).

The same general concepts would apply to the one-story retail spaces near the Main Street and Broce Drive intersection as well as the live/work tenants. Note that that the elevations for retail near Broce Drive show currently depict four tenants, but this could be subdivided to six spaces depending on tenant needs.

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EXTERIOR FINISH MATERIAL % PER ELEVATIONS	
SOUTH ELEVATION - NORTH MAIN STREET	CEMENTITIOUS PANEL / SIDING - 82%
	MASONRY - 18%
	TOTAL - 100%
EAST ELEVATION - BROCE DRIVE	CEMENTITIOUS PANEL / SIDING - 91%
	MASONRY - 9%
	TOTAL - 100%
NORTH ELEVATION - MONTGOMERY STREET NW	CEMENTITIOUS PANEL / SIDING - 81%
	MASONRY - 19%
	TOTAL - 100%
WEST ELEVATION - MONTGOMERY STREET NW	CEMENTITIOUS PANEL / SIDING - 93%
	MASONRY - 7%
	TOTAL - 100%

EXTERIOR FINISH MATERIALS	
1.1	BRICK VENEER - RED
1.2	BRICK VENEER - WHITE
1.3	BRICK VENEER - GRAY
2.1	CEMENTITIOUS PANEL WITH REVEALS - LIGHT GRAY
2.2	CEMENTITIOUS PANEL WITH REVEALS - MEDIUM GRAY
2.3	CEMENTITIOUS PANEL WITH REVEALS - DARK GRAY
2.4	CEMENTITIOUS PANEL WITH REVEALS - BLACK
2.5	CEMENTITIOUS PANEL WITH REVEALS - RED
2.6	CEMENTITIOUS PANEL WITH REVEALS - BLUE GRAY
2.7	CEMENTITIOUS PANEL BOARD AND BATTEN - WHITE
2.8	CEMENTITIOUS PANEL BOARD AND BATTEN - GRAY
2.9	CEMENTITIOUS SIDING - WHITE
2.10	CEMENTITIOUS SIDING - DARK GRAY
2.11	FIBER CEMENT PANEL - WOOD
3.1	PRECAST CONCRETE
3.2	CONCRETE



ELEVATION KEY PLAN



4 EAST ELEVATION - BROCE DR
1/16" = 1'-0"



3 SOUTH ELEVATION 3 - N MAIN ST
1/16" = 1'-0"



2 SOUTH ELEVATION 2 - N MAIN ST
1/16" = 1'-0"



1 SOUTH ELEVATION 1 - N MAIN ST
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

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SHEET NAME:
BUILDING ELEVATIONS

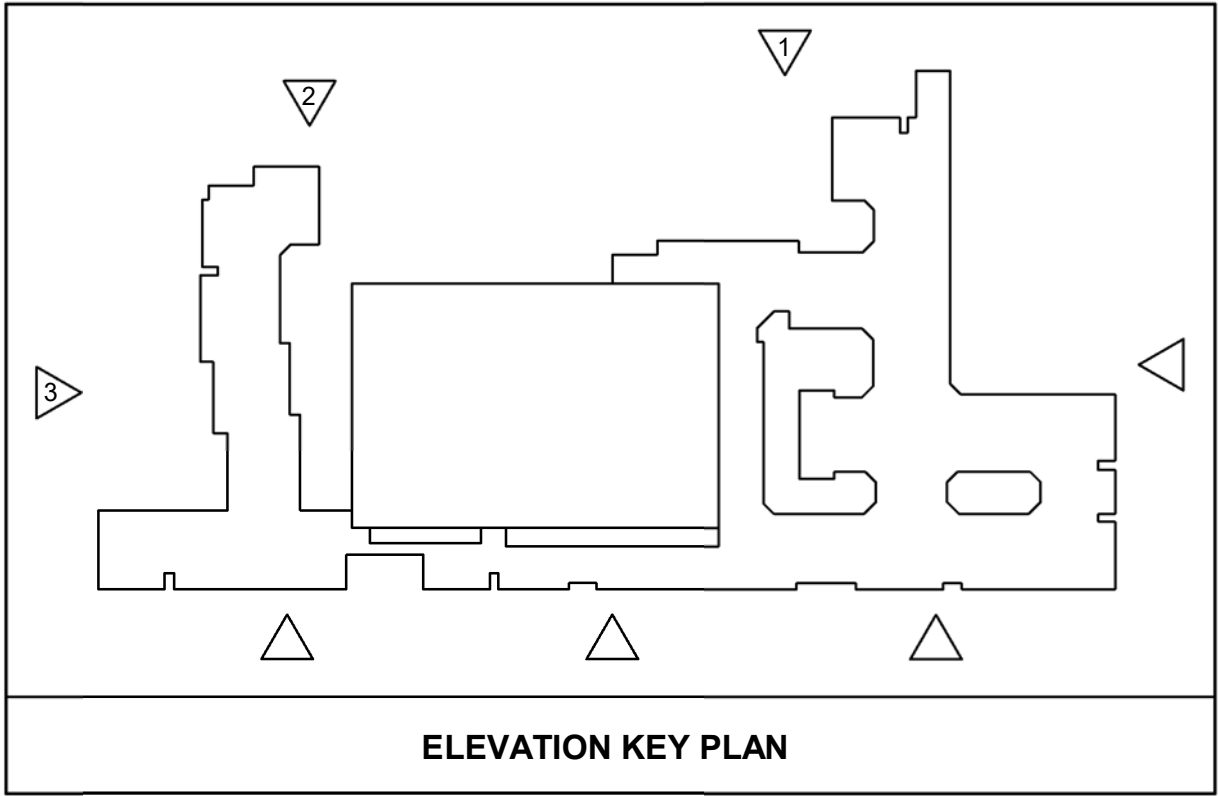
JOB NUMBER:

DRAWN BY: Author
CHECKED BY: Checker

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EXTERIOR FINISH MATERIAL % PER ELEVATIONS	
SOUTH ELEVATION - NORTH MAIN STREET	
CEMENTITIOUS PANEL / SIDING - 82%	
MASONRY - 18%	
TOTAL - 100%	
EAST ELEVATION - BROCE DRIVE	
CEMENTITIOUS PANEL / SIDING - 91%	
MASONRY - 9%	
TOTAL - 100%	
NORTH ELEVATION - MONTGOMERY STREET NW	
CEMENTITIOUS PANEL / SIDING - 81%	
MASONRY - 19%	
TOTAL - 100%	
WEST ELEVATION - MONTGOMERY STREET NW	
CEMENTITIOUS PANEL / SIDING - 93%	
MASONRY - 7%	
TOTAL - 100%	

EXTERIOR FINISH MATERIALS	
1.1 BRICK VENEER - RED	2.6 CEMENTITIOUS PANEL WITH REVEALS - BLUE GRAY
1.2 BRICK VENEER - WHITE	2.7 CEMENTITIOUS PANEL BOARD AND BATTEN - WHITE
1.3 BRICK VENEER - GRAY	2.8 CEMENTITIOUS PANEL BOARD AND BATTEN - GRAY
2.1 CEMENTITIOUS PANEL WITH REVEALS - LIGHT GRAY	2.9 CEMENTITIOUS SIDING - WHITE
2.2 CEMENTITIOUS PANEL WITH REVEALS - MEDIUM GRAY	2.10 CEMENTITIOUS SIDING - DARK GRAY
2.3 CEMENTITIOUS PANEL WITH REVEALS - DARK GRAY	2.11 FIBER CEMENT PANEL - WOOD
2.4 CEMENTITIOUS PANEL WITH REVEALS - BLACK	3.1 PRECAST CONCRETE
2.5 CEMENTITIOUS PANEL WITH REVEALS - RED	3.2 CONCRETE



ELEVATION KEY PLAN



3 WEST ELEVATION - MONTGOMERY ST NW
1/16" = 1'-0"



2 NORTH ELEVATION 2 - MONTGOMERY ST NW
1/16" = 1'-0"



1 NORTH ELEVATION 1 - MONTGOMERY ST NW
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

DATE

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NO USE OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE PREPARED IS PERMITTED.

SHEET NAME:

BUILDING
ELEVATIONS

JOB NUMBER:

DRAWN BY
Author

CHECKED BY
Checker





1
L102
COURTYARD #2 & #3 PLANS
1/8" = 1'-0"



CONSULTANTS

PROJECT TITLE

The Standard at
Auburn

KEY PLAN



ISSUE #	DATE	DESCRIPTION
02	12/2016	100% DD Submittal

NOT FOR
CONSTRUCTION

CERTIFICATION

License Number	Date
DATE	02/12/2016
DRAWN BY	JCB
CHECKED BY	JCB
COMMISSION NUMBER	1870.10

SHEET TITLE

COURTYARD #2 &
#3 PLANS

SHEET NUMBER

L102

**Proffer Statement for the Application
To Rezone Tax Parcels 226-20-11, 226-20-10, 226-20-9, 226-A-284, 226-A-285 & 286,
226-A-287, 226-A-288, 226-A-289, 226-A-290, 226-A-293, 226-3-1, 226-3-2, 226-3-3, 226-3-4
from R-5, Transitional Residential and GC, General Commercial
to PR, Planned Residential**

Pursuant to Section 15.2-2298 of the Code of Virginia (1950) as amended, and Section 1160 of the Town of Blacksburg Zoning Ordinance, Town Code Appendix A, the undersigned applicant, Standard at Blacksburg, LLC, Owner, seeks to amend the zoning of Tax Parcels 226-20-11, 226-20-10, 226-20-9, 226-A-284, 226-A-285 & 286, 226-A-287, 226-A-288, 226-A-289, 226-A-290, 226-A-293, 226-3-1, 226-3-2, 226-3-3, 226-3-4, as shown on the Master Plan attached hereto as Exhibit A from the existing zoning of R-5, Transitional Residential and GC, General Commercial, to PR, Planned Residential, as detailed in the “Planned Residential District Rezoning For The Standard at Blacksburg” rezoning package dated May 24, 2019, prepared by Gay and Neel, Inc., (the “Rezoning Package”) and hereby proffers the following voluntary development conditions.

1. Occupancy of the units within this development shall be restricted to a maximum of one person per lease per bedroom.
2. The maximum building height for the structure shall be Seventy (70) feet, measured from building average grade to the highest point on the structure.
3. The development will be managed by an on-site property management company. 24 hour on call maintenance and emergency contact shall be provided to all tenants.
4. Each lease will contain a requirement for residents to abide by the established *Community Rules and Regulations*. See Appendix M of the Rezoning Package.
5. The proposed structure shall be designed and constructed to meet the National Green Building Standard’s Bronze Level Standards. The project will obtain certification from the program within 6 months of the issuance of a Certificate of Occupancy.
6. The rezoned property shall be developed in substantial conformity with the Rezoning Package.
7. A minimum of 6 electric car charging stations shall be provided within the parking structure. See Master Plan and Architectural Floor Plans for locations.

Off-Site Improvements

8. A new Pedestrian signal pole and cross-walk will be installed at the intersection of Progress and N. Main Street allowing Northbound BT riders to minimize the number of road crossings from 2 to 1 for Residents exiting the BT on the East side of N. Main Street.

9. The Standard at Blacksburg shall replace any trees within 15' of the property line and greater than 12" caliper on a neighboring property owner that dies within 7 years of the issuance of a certificate of occupancy for The Standard at Blacksburg should the neighboring property owner request such in writing.
10. No balconies shall be installed on the building façade adjacent to the property lines of 103, 107, 109, and 111 Broce Drive.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property, as well as the applicant, have signed this proffer statement, that the undersigned has full authority to bind the applicant and the subject property to these proffers, and that the proffers are entered into voluntarily.

Should any provision of this proffer statement be determined to be invalid by a court of competent jurisdiction, that determination shall not affect the validity of the remainder of the provisions in this document.

Applicant
Standard at Blacksburg, LLC

By J. Wesley Rogers, Managing Member

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of _____,
_____, by _____ of
_____.

_____ My commission expires: _____
Notary Public

Kali Casper

From: John Neel <jneel@gayandneel.com>
Sent: Tuesday, May 28, 2019 9:33 PM
To: Kinsey O'Shea; Kali Casper; Anne McClung
Cc: Ellen Rodgers; Randy Formica; Joshua Middleton; Jay Clapp; Andrew Costas; Sherry Sadai; Stephen Moriak; Jon Williams; Jason Doornbos; Sarah Weir; John Holst (jholst@wrallp.com)
Subject: RE: The Standard at Blacksburg - PC Work Session Follow-Up(JN2907.00)
Attachments: The Standard at Blacksburg TIA (sealed 5-28-19).pdf; The Standard at Blacksburg - Synchro & Sim Files.zip; NGBS Standard.pdf; 2019 05-28 Blacksburg Elevations.pdf; 2019 5-28 The Standard views from Lots on Broce Drive.pdf

All – Please find the additional information referenced as being submitted early this week.

Attached you will find:

- NGBS Description
- Revised TIA as well as Synchro and Sim Files for review
- Revised Elevation views of the project
- Views from Broce Drive

Don't hesitate to call and/or email me with any questions or concerns you may have.

Thanks,
John

John T. Neel

jneel@gayandneel.com

(540) 239-8174 (cell)

(540) 381-6011 (office)

From: John Neel
Sent: Friday, May 24, 2019 6:06 PM
To: Kinsey O'Shea <KOShea@blacksburg.gov>; Kali Casper <KCasper@blacksburg.gov>; Anne McClung <amcclung@blacksburg.gov>
Cc: 'Ellen Rodgers' <erodgers@waengineering.com>; 'Randy Formica' <rformica@blacksburg.gov>; Joshua Middleton <JMiddleton@blacksburg.gov>; Jay Clapp <jclapp@rameykemp.com>; Andrew Costas <Andrew.Costas@LandmarkProperties.com>; Sherry Sadai <ssadai@dwelldesignstudio.com>; Stephen Moriak <smoriak@dwelldesignstudio.com>; Jon Williams <JWilliams@waengineering.com>; Jason Doornbos <Jason.Doornbos@LandmarkProperties.com>; Sarah C. Weir (sweir@gayandneel.com) <sweir@gayandneel.com>
Subject: The Standard at Blacksburg - PC Work Session Follow-Up(JN2907.00)

All – Please find attach materials to incorporate into the PRD application for the Standard. Attached you will find:

- Letter requesting a waiver to the Open Space standard that does not allow Open Space to be counted within building setbacks.
- Revised Master Plan Drawing illustrating several changes:
 - Full 10' building façade setback.

- Note about the transformers – we also labeled them and added screening for the adjacent property on Montgomery Street.
- After communication with the Fire Marshall, we have revised the Broce Drive Fire Access lane to be constructed with open cell concrete grass pavers.
- Revised buffer yard design along the property line shared with the neighboring properties on Broce Drive. This revision was reviewed in the field on site with Town Staff and will allow for the preservation of neighboring mature trees along the shared property line while also enhancing the natural screening with evergreen shrubs reaching a height of 10'-12'.
- Provision for an 8' high Simtek privacy fence along the entire length of the Broce Drive properties as well as a majority of the side property line of 103 Broce Drive.
- Signage Section has been revised and is attached.
 - Illustrative elevation plan for signage
 - Narrative Revision
- Courtyard plan for The Standard at Auburn. This project is currently under construction and is enclosed on all sides by a 6-story structure. Very similar in size.
- Revised Proffer Statement that adds a proffer prohibiting balconies on the property lines adjacent to neighboring properties on Broce Drive.

We will be submitting the following items early next week:

- Revised Architectural Elevations that eliminate the Juliet Balconies on the building facades adjacent to the neighboring properties on Broce Drive. This will be the only revision to the Architectural Elevations.
- Architectural rendering illustrating the relationship between The Standard and the existing rental properties on Broce Drive.
- Additional information on the NGBS Bronze Certification program.
- TIA Revised based on conference call this morning with RKA, WRA, TOB, and W&A.

I am confident this can keep us on track for the June 4th PC Public Hearing. Do not hesitate to call and/or email me with any questions or concerns you may have.

Thanks,
John

John T. Neel

jneel@gayandneel.com

(540) 239-8174 (cell)



National Green Building Standard

The National Green Building Standard is a certification program for newly constructed residential and mixed use buildings. The ICC 700 National Green Building Standard (NGBS) is the only residential green building rating system approved by ANSI, the American National Standards Institution, as an American National Standard. Under the NGBS, green building practices are assigned point values. For a building to attain any certification level, all of the applicable mandatory provisions must be correctly implemented. In addition to the mandatory provisions, the NGBS requires the building to include sufficient green building practices in each of the following categories for the applicable green certification level.

- Lot Design, Preparation, and Development
- Resource Efficiency
- Energy Efficiency
- Water Efficiency
- Indoor Environmental Quality
- Operation, Maintenance, and Building Owner Education

The Standard at Blacksburg will be hiring an accredited verifier who will review and verify that the project is designed to and built to the applicable standards. Landmark Properties has already been working with this verifier to aid in the design direction of the project. Verification will include review of building plans as well construction supervision via multiple on site visits.

EXTERIOR FINISH MATERIALS	
1.1 BRICK VENEER - RED	2.6 CEMENTITIOUS PANEL WITH REVEALS - BLUE GRAY
1.2 BRICK VENEER - WHITE	2.7 CEMENTITIOUS PANEL BOARD AND BATTEN - WHITE
1.3 BRICK VENEER - GRAY	2.8 CEMENTITIOUS PANEL BOARD AND BATTEN - GRAY
2.1 CEMENTITIOUS PANEL WITH REVEALS - LIGHT GRAY	2.9 CEMENTITIOUS SIDING - WHITE
2.2 CEMENTITIOUS PANEL WITH REVEALS - MEDIUM GRAY	2.10 CEMENTITIOUS SIDING - DARK GRAY
2.3 CEMENTITIOUS PANEL WITH REVEALS - DARK GRAY	2.11 FIBER CEMENT PANEL - WOOD
2.4 CEMENTITIOUS PANEL WITH REVEALS - BLACK	3.1 PRECAST CONCRETE
2.5 CEMENTITIOUS PANEL WITH REVEALS - RED	3.2 CONCRETE



Architectural elevation drawing of a multi-story residential building facade. The drawing shows a long, symmetrical structure with multiple units. Each unit features a ground-floor storefront with large windows and a second-floor balcony. The facade is composed of various materials including light gray panels, dark gray panels, and vertical wood slats. A central section is highlighted with a dark gray facade and a large vertical wood slat. The building is flanked by trees and a sidewalk with a few figures. Callout boxes with numbers 1.2, 1.3, 2.1, 2.2, 2.3, 2.4, and 2.11 are placed around the building to indicate specific design elements.

Architectural elevation drawing of a modern multi-story building facade. The facade features a grid of windows and dark panels. A central entrance is visible. The drawing includes elevation markers: 2.1, 2.3, 2.6, 2.11, and 2.3. The building is labeled "STANFORD" and "STANFORD".

dwell design studio
8200 GREENSBORO DRIVE, SUITE 650, MCLEAN, VA 22102
PHONE: 571.253.9550
dwell.gsastudio.com

A4-01

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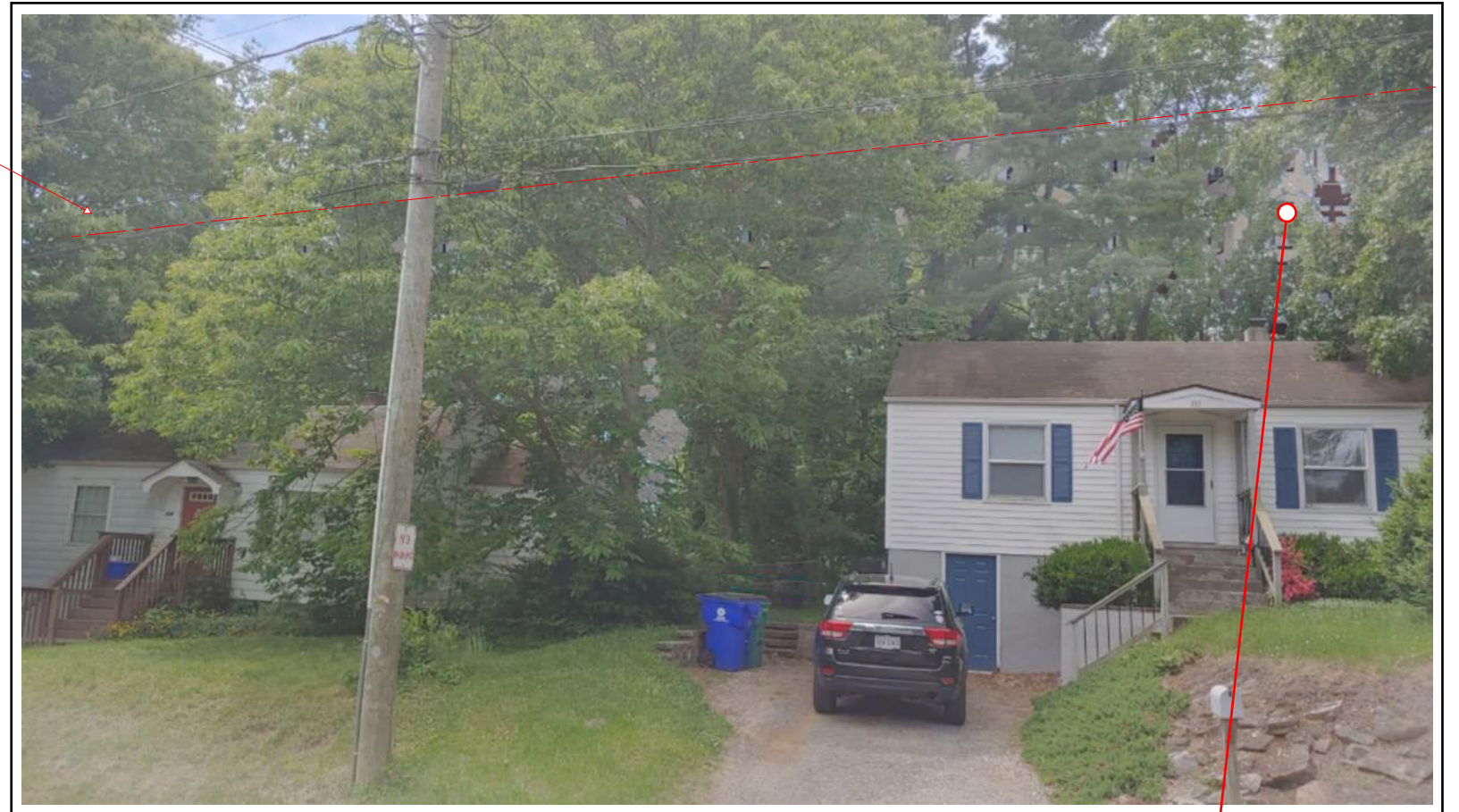
Approx. line of
parapet beyond



Lot # 107

Lot # 109

Approx. line of
parapet beyond



Lot # 109

Lot # 111

The Standard beyond

The Standard beyond

5-28-2019